



## Municipality of North Grenville

To:	<b>COUNCIL</b>	Meeting Date: 2020/11/12
Subject:	<b>eQuinelle Subdivision (Phase 5) Plan of Subdivision – Draft Approval Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville</b>	Report No: PD-031-2020
Prepared by:	<b>David Nanton, Planner II</b>	File No: 07-T-19002
Attachments:	<b>Appendix 1: Conditions Appendix 2: Concept Plan Appendix 3: January 15<sup>th</sup>, 2020 COW Staff Report Appendix 4: Draft plan</b>	

### RECOMMENDATION(S)

THAT Council recommend approval of the proposed Draft Plan of Subdivision for Phase V of the eQuinelle Plan of Subdivision (07-T-19002) to the United Counties of Leeds and Grenville subject to the conditions set out in Appendix 1 of this report [PD-031-2020 – eQuinelle Subdivision (Phase 5) Plan of Subdivision Draft Approval].

### EXECUTIVE SUMMARY

#### Purpose

- To consider a recommendation of approval for the Draft Plan of Subdivision (07-T-19002) for Phase V of the eQuinelle Plan of Subdivision to the United Counties of Leeds and Grenville subject to Municipal conditions of Draft Approval.

#### Key Findings

- Application 07-T-19002 was brought forward to a public meeting on January 15<sup>th</sup>, 2020, and the staff report prepared for that public meeting reviewed the application against the following policy documents; the Provincial Policy Statement, United Counties of Leeds and Grenville's Official Plan, North Grenville's Official Plan and North Grenville's Comprehensive Zoning By-law 50-12.

- At that meeting, staff were directed to review the application with respect to how the development will assist the Municipality in achieving the affordable housing targets in accordance with Official Plan policies.
- Staff consulted with the applicant and agent and worked towards the inclusion of a condition of Draft Approval which provides 25% of units within the phase of the development to feature optional pre-designed secondary dwelling units as a means of providing affordable rental options.
- With the inclusion of the recommended Draft Condition which addresses affordable housing, staff are in support of bringing forward the recommendation that Council recommend approval for the Draft Plan of Subdivision for Phase 5 of the eQuinelle Plan of Subdivision to the United Counties of Leeds and Grenville subject to Municipal conditions of Draft Approval.

### Financial Implications

- Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

## BACKGROUND

The subject property is approximately 11.26 hectares (27.82 acres) in size and is currently vacant. The irregular shaped parcel is situated at the northern boundary of Kemptville's Urban Service Area to the west of County Road 44 and south of River Road. The proposed concept plan for the subdivision has been modified to address housing affordability. This includes providing more town house options (both one and two storey construction). The original concept plan presented at the public meeting on January 15<sup>th</sup> was for a total of 141 residential units, while the updated concept plan is for a total of 169 units comprised of 87 single detached dwellings, 22 one storey town homes and 60 two storey town homes (**Appendix 2**).

## ANALYSIS

The application 07-T-19002 submitted for Phase 5 of the eQuinelle Plan of Subdivision was brought forward to a public meeting on January 15<sup>th</sup>, 2020, and the staff report prepared for that public meeting (**Appendix 3**) reviewed the application against the following policy documents; the Provincial Policy Statement, the United Counties of Leeds and Grenville Official Plan, the Municipality of North Grenville Official Plan, and North Grenville's Comprehensive Zoning By-law 50-12.

At that meeting, the Committee of the Whole recommended that staff review the application with respect to how the development will assist the Municipality in achieving affordable housing targets in accordance with Official Plan policies. Since that meeting, staff have engaged with the applicant, and the result has been the inclusion of recommended Draft Conditions which provide for 25% of units within this phase of the subdivision to offer optional pre-designed secondary dwelling units as a means of providing affordable rental options. Additionally, the applicant prepared an Affordable Housing Report which addresses Official Plan policies, objectives, and goals with respect to affordable housing, as well as objectives provided within the Final Report (2020) prepared by the 'Mayor's Task Force on Affordable Housing'.

With the inclusion of the recommended affordable housing condition of Draft Approval and with consideration of the previously performed policy review, staff are in support of bringing forward the recommendation that Council recommends approval of the proposed Draft Plan of Subdivision (**Appendix 4**) for Phase 5 of the eQuinelle Plan of Subdivision to the United Counties of Leeds and Grenville subject to municipal conditions of Draft Approval.

## Strategic Alignment

Strategic Focus Area 1: Sustainable, Strategic Growth (Goal 1: Pursue a common vision and better alignment for community development, economic development, and planning goals)

Outcome: The recommended Draft Condition to address affordable housing demonstrates how the development aligns with the larger goals for community and economic development to proceed while achieving planning goals with respect to housing affordability.

## COMMENTS

## EXISTING POLICY/BY-LAW

N/A

## FINANCIAL IMPACT

This item has been identified in the current budget: Yes ☐ No ☐ N/A ☒

This item is within the budgeted amount: Yes ☐ No ☐ N/A ☒

Staffing implications, as they relate to implementing Council's decision on this matter, are limited to the existing staff complement and applicable administrative policies as approved by Council.

## PUBLIC INPUT

No additional comments have been received since the initial public meeting held on January 15<sup>th</sup>, 2020.

## INTERNAL/EXTERNAL CONSULTATION

This application was circulated by the United Counties of Leeds and Grenville who are the approval authority for Plans of Subdivision within this area. Commenting agencies provide comments and conditions of Draft Approval directly to the United Counties for their consideration in making a decision.

## CONCLUSION

It is the opinion of staff that the proposed Draft Plan of Subdivision application (07-T-19002) is consistent with the policies of the Provincial Policy Statement, the United Counties of Leeds and Grenville and Municipality's Official plan, and complies with the Comprehensive Zoning By-law 50-12. The approval of the Draft Plan of Subdivision will result in appropriate use of lands and resources while maintaining

the intent for the lands designated residential within the Urban Service Area for the purpose of a residential subdivision.

It is the recommendation of staff that Council **recommend** approval of the proposed Draft Plan of Subdivision for Phase 5 of the eQuinelle Plan of Subdivision to the United Counties of Leeds and Grenville subject to municipal conditions of Draft Approval.

## **SIGNATURE**

**Prepared by:**

*Original Signed By*

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**Name: David Nanton**

**Title: Planner II**

**Reviewed by:**

*Original Signed By*

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**Name: Amy Martin**

**Title: Acting Director of Planning and Development**

**Submitted for**

**Council consideration by:**

*Original Signed By*

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**Name: Gary Dyke**

**Title: Chief Administrative Officer**

## **ATTACHMENTS**

- **Appendix 1 – Conditions**
- **Appendix 2 – Concept Plan**
- **Appendix 3 – Staff Report from January 15<sup>th</sup>, 2020 COW Public Meeting**
- **Appendix 4 – Draft Plan of Subdivision**

## • Appendix 1 – Conditions

1. This approval applies to the draft plan for Novatech Engineering Consultants Ltd., dated August 26th, 2020, and certified by Brian Kerr, OLS, which shows a total of 86 lots for single family dwellings, 5 blocks for 4 semi-attached dwellings, 22 one storey town homes and 56 two storey town homes, 3 blocks for pathways, 1 stormwater management block, and 1 open space block.
2. The Owner acknowledges and agrees that this Draft Approval is granted for a 3-year period from the date of Notice of Decision, at the end of which should the lots not be registered, said Draft Approval shall lapse. This shall be to the satisfaction of the Municipality and the United Counties of Leeds and Grenville.
3. Extension of the Conditions of Draft Approval may be sought from the United Counties of Leeds and Grenville. Said Draft Approval may be extended for additional periods not to exceed 12 (twelve) months at a time and shall be granted only upon the written concurrence of, and to the satisfaction of, the Municipality.
4. The streets included in this draft plan shall be shown and dedicated as public highways.
5. The streets shall be named to the satisfaction of the Municipality of North Grenville.
6. The Owner convey up to 5% of the land included in the plan to the Municipality of North Grenville for park or other public recreational purposes. Alternatively, the Municipality may require cash-in-lieu of all or a portion of the conveyance.
7. The Owner covenants and agrees that prior to registration of the plan of subdivision, the proposed plan of subdivision shall conform with a Zoning By-Law approved under the requirements of the Planning Act, with all possibility of appeal to the Ontario Municipal Board exhausted. This shall be to the satisfaction of the Municipality.
8. The Owner covenants and agrees that prior to final approval the Owner shall enter into an agreement with Hydro One Networks and other utility companies for the provision of services to the development and shall transfer such easements as and when required. This shall be to the satisfaction of the Municipality.
9. That such easements as may be required for drainage and municipal sewer and water service purposes shall be granted to the appropriate authority.
10. The Owner acknowledges and agrees that the subdivision agreement between the Owner and the Municipality shall be registered against the lands to which it applies once the plan of subdivision has been registered. This shall be to the satisfaction of the Municipality.
11. The Owner covenants and agrees that prior to final approval the Owner shall submit to the Municipality and the United Counties of Leeds and Grenville a drainage report and stormwater management report, which will be to the satisfaction of the Municipality and the Rideau Valley Conservation Authority. The report shall include recommended long term maintenance procedures.
12. The Owner shall prepare a stormwater management plan to the satisfaction of the Rideau Valley Conservation Authority and the Municipality of North Grenville, which addresses all outstanding issues including:
  - a) the final stormwater management design which includes a description of the drainage standards to be applied in the design of the development;
  - b) the water quality control objectives to be achieved by the design;

- c) hydraulic calculation to demonstrate that post-development flows will not exceed pre-development flows from the site; and,
  - d) a plan of the projected ponding on site for the 1:5 and 1:100 year storm events, satisfactory to the Rideau Valley Conservation Authority and the Municipality.
13. The Owner covenants and agrees that prior to final approval the Owner shall submit a copy of the proposed grading and drainage plan to the Municipality showing the intended treatment and runoff, all to the satisfaction of the Municipality.
14. The Owner acknowledges and agrees that the subdivision agreement between the Owner and the Municipality shall contain provision for implementation of the grading / drainage / development plan and the Municipality shall not issue building permits until the drainage and grading has been certified as completed to the extent that the Municipality's engineer is satisfied in accordance with this plan. This shall be to the satisfaction of the Municipality.
15. The subdivision agreement between the Owner and the Municipality shall contain clauses whereby:
- a) The Owner agrees to implement (construct, maintain, and operate, if applicable) the final stormwater management facility and to undertake appropriate erosion and sediment control during all phases of site preparation and construction in accordance with the "Guidelines on Erosion and Sediment Control for Urban Construction Sites", Government of Ontario, May 1987, as amended.
  - b) The Owner acknowledges that all watercourses are subject to the "Development, Interference with Wetlands and Alteration to Shorelines and Watercourses Regulation" (Ontario Regulation 174/06 under Section 28 of the Conservation Authorities Act), as administered by the RVCA. The regulation requires that the Owner obtain the written approval of the Conservation Authority prior to any alteration, straightening, changing, diverting, or interfering in anyway with the channel of the watercourse. Any application received in this regard would be assessed within the context of approved policies for the administration of the regulation, including those for the protection of fish habitat.
  - c) All utility services within the subdivision shall be underground services.
  - d) The Owner agrees that prior to commencing any grading or construction on any lot, to have prepared by a qualified professional a detailed report, drawings and site plans acceptable to the Municipality, which will show:
    - (i) the location of all buildings and structures to be erected on the site and all final grades and elevation; and
    - (ii) the means whereby the storm drainage will be accommodated; the means whereby erosion and siltation will be contained and minimized, both during and after construction; and the demonstration of legal and adequate outlet for stormwater. The grading, drainage and development plan shall be to the satisfaction of the Municipality and the Rideau Valley Conservation Authority.
16. The Owner agrees that a traffic impact statement will be prepared by the Owner and shall apply to this subdivision and, except where otherwise directed in writing by the Municipality, the development of this subdivision, the construction of all works, and the use by the Owner of the lands within the subdivision will be in accordance with the recommendations of this report, as satisfactorily amended or modified to the Municipality's requirements, and secured in the subdivision agreement.

17. The Owner agrees that the subdivision agreement will include provisions outlining responsibilities for street entrance, on-street parking, highway related improvements and drainage works as outlined in the traffic impact statement, and the construction of a northbound left and southbound right turn lane and related drainage works shall be in keeping with the "Pavement marking and signage plan" from the detailed design drawings included in Appendix B to the "Equinelle Subdivision Phase 5 Traffic Impact Study" prepared By NOVATECH dated August 16, 2019 to the satisfaction of the Municipality and the United Counties of Leeds and Grenville.
18. The Owner covenants and agrees that the subdivision agreement between the Owner and the Municipality shall provide for the development of the following related requirements and all other requirements related but not otherwise listed herein, to the satisfaction of the Municipality:
  - a) the required water distribution system;
  - b) the required wastewater collection and transmission system;
  - c) the stormwater collection and treatment system; and
  - d) the public road system.

The Owner shall obtain all necessary approvals from the Ontario Ministry of Environment and copies shall be provided to the Municipality. The above noted requirements shall be to the satisfaction and approval of the Municipality. Furthermore, the subdivision agreement shall contain appropriate provisions for the Municipality to assume ownership and operation of the works and systems in a manner satisfactory to the Municipality. The provision of works shall be specifically outlined within the servicing agreement, and the subdivision agreement shall reflect conditions therein.

All works shall be designed and constructed in accordance with the "Municipality of North Grenville Minimum Standards for Design, Construction and Approval of Municipal Infrastructure and Residential, Commercial and Industrial Development," dated February 6, 2010, as amended.

19. Prior to registration of the subdivision agreement a servicing agreement outlining the infrastructure requirements for the development will be formalized and shall include provisions for development charge credits for services in lieu and/or front-ending agreements related to the establishment of infrastructure which would have the ability to benefit lands not related to the draft plan of subdivision.
20. Prior to registration of the subdivision agreement a servicing agreement outlining the infrastructure requirements for the development will be formalized and shall include financial commitments for the provision of sewage treatment capacity, sewage collection, water distribution and storage and water supply. The agreement shall also include the mechanism by which any other benefitting property owners will contribute to the financial reimbursement of the Owner and the Municipality for the provision of infrastructure.
21. The Owner acknowledges and agrees that the development shall not connect to the Municipality's sewage collection or water distribution systems until a servicing agreement with respect to same, satisfactory to the Municipality, is executed between the Owner and the Municipality, and all applicable Municipal, County and Provincial approvals have been granted. The foregoing agreement shall include detail with regard to all infrastructure, financial securities, facilities to be provided, inspections, timing of assumption of the services, and payment of all related costs associated with sewage treatment and water system capacity, and timing and availability of sewage treatment plant capacity and water system capacity. These costs would include but not be limited to engineering design and/or review, construction and/or



approval costs, legal, surveying and planning fees. The agreement shall include the repayment of any costs undertaken by the Owner by any benefitting property owners. This shall be to the satisfaction of the Municipality.

22. The Owner covenants and agrees that prior to final approval the Owner shall prepare a tree inventory and evaluation report, which will be to the satisfaction of the Municipality.
23. The Owner shall deposit with the Municipality, security in the form of a letter of credit representing 100% of the estimated cost of all on-site and off-site works to be provided with respect to the subdivision. The letter of credit shall be reduced, in accordance with the terms and conditions of the subdivision agreement, as works are completed to the satisfaction of the Municipality, including engineering and other certification of the works, and digitized copies of as-built drawings relating to the work for which the final release is sought.
24. The Owner covenants and agrees that prior to final approval the Owner shall have agreed to, or complied with, the Municipality's requirements concerning the construction of the development, landscaping, parking facilities, access for fire protection and maintenance of facilities. This shall be to the satisfaction of the Municipality.
25. Prior to final approval, the Municipality is to advise the approval authority that matters such as financial securities, facilities to be provided, inspections, timing for assumption of services and operation of facilities by the Municipality and any other such conditions have been set out in the subdivision agreement in a manner that is satisfactory to the Municipality.
26. Prior to registration of this Phase of the subdivision (5) that the following matters will have been addressed, to the satisfaction of the Municipality:
  - a) Based on the theoretical design flows, full build out including Phase 5 will require an additional 86 m3 of water storage. This storage increase was approved by MOECP's alteration to the MNG's Domestic Water Works Permit (Permit 159-201), as part of the Phase 3 Detailed Design Report. The storage upgrade timeline is to be confirmed to the satisfaction of the Public Works Department; and
  - b) That all subdivision works within Phase 2A, 2B, 2C, 2D, 2E, 2F, 2G, 3 & 4ia are assumed by the municipality.
27. That the subdivision agreement contain an clause with wording to the satisfaction of the Rideau Valley Conservation Authority and the Municipality of North Grenville whereby the Owner acknowledges and agrees that the development is subject to Ontario Regulation 174/06 "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation" under Section 28 of the Conservation Authorities Act. Any alteration, changing, diverting, or interfering in any way with any watercourse requires the prior written approval from the Conservation Authority.
28. That prior to final registration the Owner shall provide a final detailed stormwater management plan in conformity with the conceptual report "Servicing and Stormwater Management Report – Equinelle Subdivision Phases 5" dated August 16th, 2019 prepared by Novatech Engineering Consultants Ltd. to the satisfaction of the Rideau Valley Conservation Authority and the Municipality. The detailed storm water management shall provide specific details on any proposed modifications to any watercourse within the development.
29. That the subdivision agreement contains a clause with wording to the satisfaction of the Rideau Valley Conservation Authority and the Municipality whereby the Owner acknowledges and agrees to implement all of the recommendations on the final approved stormwater management plan.

30. That the subdivision agreement contains a clause with wording to the satisfaction of the Rideau Valley Conservation Authority and the Municipality of North Grenville whereby the Owner acknowledges and agrees that all supporting stormwater management infrastructure must be completed and operational prior to the commissioning of the storm sewers.
31. That the subdivision agreement contains a clause with wording to the satisfaction of the Rideau Valley Conservation Authority and the Municipality of North Grenville whereby the Owner acknowledges and agrees that any proposed modifications to a watercourse will require the prior written approval of the Rideau Valley Conservation Authority under Ontario Regulation 174/06, "Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation" under Section 28 of the Conservation Authorities Act.
32. That the subdivision agreement contains a clause whereby the Owner agrees that prior to commencement of construction of the subdivision (clearing, grubbing, roads, utilities, and any off-site works, etc.) the Owner shall:
  - i. Have an erosion and sediment control plan prepared by a qualified professional engineer in accordance with the current best management practices;
  - ii. Have this plan approved by the Municipality of North Grenville and the RVCA; and,
  - iii. Provide certification to the Municipality of North Grenville and the RVCA by a professional engineer that the plan has been implemented.
33. That the Owner covenants and agrees to provide the Municipality of North Grenville with evidence that satisfactory arrangements, financial and otherwise, have been made with Canada Post Corporation for the installation of Community Mailboxes (CMB).

That the Developer agrees to provide Canada Post Corporation with the excavation date for the first foundation/first phase as well as the date development is scheduled to begin. Also that the Developer provides the expected installation date for the Community Mail Boxes to Canada Post.

That the Developer agrees to include in all offers of purchase and sale a statement which advises the purchaser that Canada Post will deliver mail via a Community Mailbox. The Developer also agrees to note the locations of all Community Mail Boxes within the development, and to notify affected homeowners of any established easements granted to Canada Post to permit access to the Community Mailbox.

34. That the subdivision agreement contains a clause with wording to the satisfaction of the Rideau Valley Conservation Authority and the Municipality of North Grenville whereby the Owner acknowledges and agrees that Blocks 92 and 93 are to be transferred to the Municipality.
35. The Owner acknowledges and agrees that the development shall address housing affordability to the satisfaction of the Municipality of North Grenville in the following ways:
  - i. Prepare an Affordable Housing Report that identifies how the proposed development meets the Official Plan goals, objectives and policies for Affordable Housing, including a calculation of the average and range of purchase prices, units sizes, lot sizes and unit types proposed in each phase
  - ii. Provide 25% of new homes that will be offered for sale with optional pre-designed secondary dwelling units as a means of providing affordable rental options.

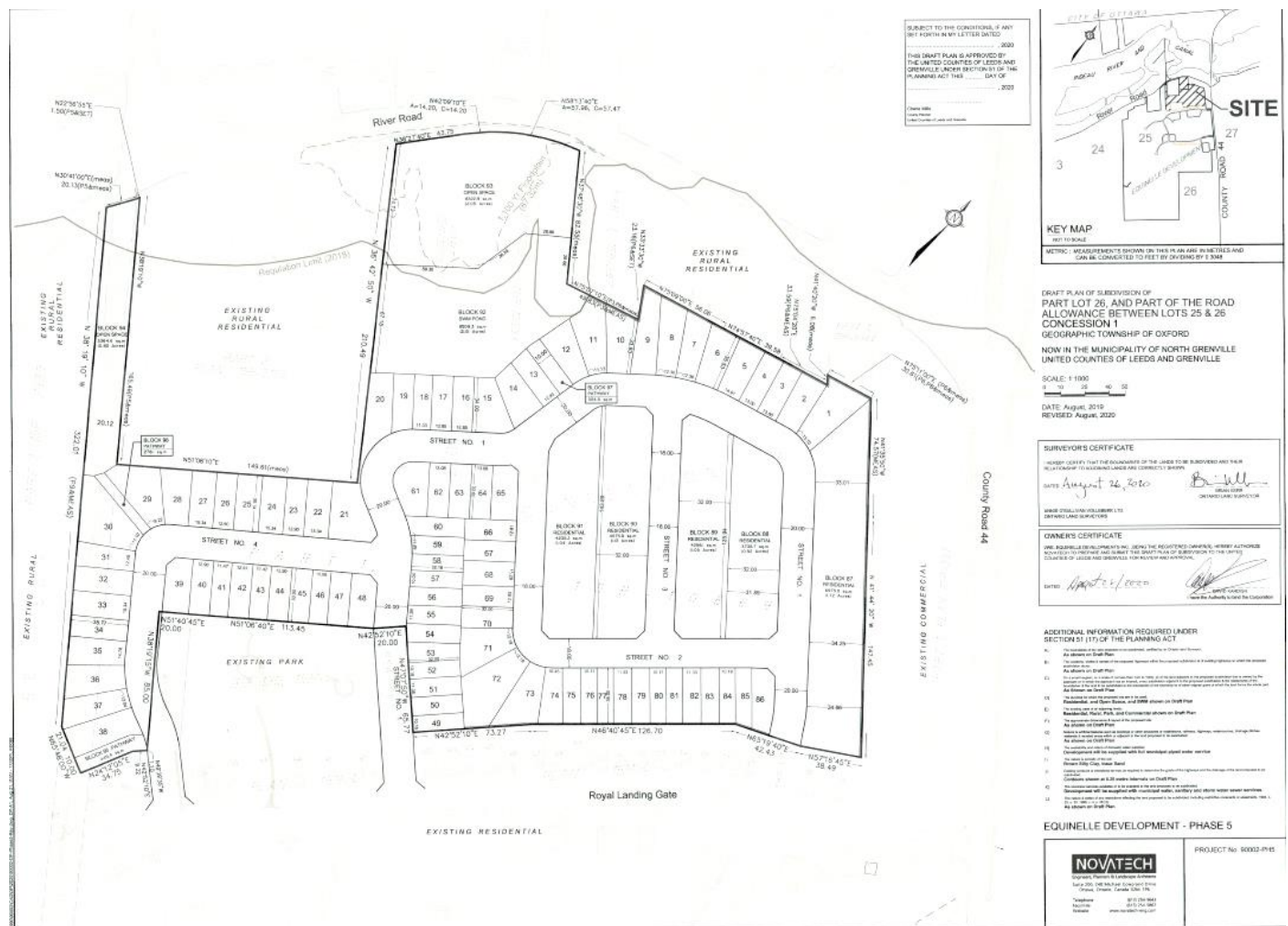
- Appendix 2 – Concept Plan



**Equinelle Phase 5 - Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville**

- **Appendix 3 – Staff Report from January 15<sup>th</sup>, 2020 COW Public Meeting**

- **Appendix 4 – Draft Plan of Subdivision**



**Equinelle Phase 5** - Part of Lot 26 and Part of Road Allowance between Lots 25 and 26, Concession 1, Geographic Township of Oxford-on-Rideau, now the Municipality of North Grenville